



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Numbers: 3004049
Applicant Name: Bob Winters
Address of Proposal: 5507 17th Avenue South

SUMMARY OF PROPOSED ACTIONS

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 4,582 sq. ft. and B) 4,384 sq. ft.

The following approval is required:

Short Subdivision - to create two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The subject site is located on 17th Avenue S. between S. Lucile St. and S. Orcas St. in the South Seattle neighborhood. The existing lot area is approximately 8,966 square feet with an existing single-family residence and accessory detached garage on site. There is also an existing 15.96 ft. wide gravel alley adjacent to the west property line of the subject site. The zoning for this site is single family with a minimum lot size of 5000 (SF5000).

The surrounding area is zoned SF5000. The rest of the area is characteristic of low-density residential zones, quiet streets during mid-afternoon with little pedestrian activity. 17th Avenue S. is a 60-foot wide, two-lane paved street with sidewalks, curbs and gutters on both sides.

The lot is approximately 112.08 feet deep and has approximately 80.02 feet of street frontage along 17th Avenue S. Site vegetation includes grass, shrubs and a 12" Maple tree in the rear of the lot.

Proposal Description

The proposal is to subdivide one parcel into two parcels of land. Proposed parcel areas are indicated in the summary above. Vehicular access from the alley for Parcel "A" is proposed by way of Ingress, Egress Easement across Parcel "B". The existing structures are to remain.

Public Comments

No written comments were received during the public comment period, which ended on December 16th, 2005.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The parcels created by this proposed division of land would conform to all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. The allowed use in a single-family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041 and multiple single-family dwelling units on a single-family lot meeting the provisions of SMC 23.24.046. Maximum lot coverage is 35% or 1,750 sq ft whichever is greater or as modified by SMC 23.24.046. Front yard setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setbacks are five (5) feet, except as modified by 23.24.046-B5. Minimum rear yard setbacks are twenty-five (25) feet or if lot depth is less than one-hundred-twenty five feet (125'), 20% of lot depth, or as modified by 23.24.046-B5.

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which are "[a]t least seventy-five (75) percent of the minimum required lot area and [are] at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be

located and within the same zone”. The 75/80% Rule calculations for this short plat were reviewed and per section SMC 23.44.010.B.1.b. (See file for details)

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Vehicular access for Parcel “A” is proposed from the gravel alley and across Parcel “B” by way of Ingress, Egress Easement. Parcel “B” will have access from the adjacent gravel alley. 17th Avenue S. is a paved street with sidewalks, curbs, and gutters on both sides. The existing structures are to remain.

Seattle City Light has reviewed this application and requires an overhead/underground easement. (See file for Exhibit “A” P.M. #240421-3-019) The Seattle Fire Department reviewed and approved this proposal.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

Sanitary Sewer: The existing house located upon the proposed Short Plat is connected by means of a single sidesewer to a 8-inch public combined sewer (PS) located in 17th Ave. S.

Drainage: The PS is the appropriate point for stormwater discharge in this area.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 20060304 on February 22nd, 2006. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not mapped as an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

A 12” double trunk Maple tree has been shown on the preliminary short subdivision drawings. The Maple tree is located along the north property line in the proposed Vehicular Access Easement. This is a two lot short plat and there does not appear to be another lot configuration for this short plat that would allow the applicant to better maximize retention of this tree than the proposed configuration.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval upon Application for Construction Permit(s) see page ____ of ____."
3. Show on the face of the Plat a five (5) foot Pedestrian Access Easement meeting the standards of Sections 23.53.025F1 & 23.53.025F2 per Section 23.53.005A1.
4. Provide an easement or covenant or otherwise provide on the plat for the posting of address signage for Parcel B near the required 5 ft. pedestrian easement.
5. Submit the final recording forms and fee for approval.

After Recording and Prior to Issuance of a Building Permit

6. Attach copy of the recorded short plat with the plan upon application for a construction permits.
7. Provide a standard drainage control plan.

Signature: _____ (signature on file) Date: June 5, 2006
Joan S. Carson, Land Use Planner II
Department of Planning and Development
Land Use Services

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